Vastu/Mumbai/02/2024/6748/2304857  
07/14-79-JASK  
 Date: 07.02.2024

**Structural Stability Report**

Structural Observation Report of Residential Flat No. A/401, 4th Floor, **"Rajesh Park View Co-op. Hsg. Soc. Ltd."**, Pipeline Road, Off Nehru Road, Vakola, Village - Kolekalyan, Santacruz (East), Taluka - Andheri, District - Mumbai Suburban, Mumbai, PIN - 400 055, State - Maharashtra, Country - India.

Name of Owner: **Mr. DSA Noel Santosh & Mrs. Preethi Tina Dsouza DSA**

This is to certify that on visual inspection, it appears that the structure of the at **"Rajesh Park View Co-op. Hsg. Soc. Ltd."**, is in normal condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 13 years.

**General Information**:

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| **A.** | **Introduction** | |
| 1 | Name of Building | **"Rajesh Park View Co-op. Hsg. Soc. Ltd."** |
| 2 | Property Address | of Residential Flat No. A/401, 4th Floor, **"Rajesh Park View Co-op. Hsg. Soc. Ltd."**, Pipeline Road, Off Nehru Road, Vakola, Village - Kolekalyan, Santacruz (East), Taluka - Andheri, District - Mumbai Suburban, Mumbai, PIN - 400 055, State – Maharashtra, Country – India. |
| 3 | Type of Building | Residential |
| 4 | No. of Floors | Ground + 4 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Open Car Parking Space |
| 6 | Type of Construction | R.C.C. Framed Structure |
| 7 | Type of Foundation | R.C.C. Footing |
| 8 | Thickness of the External Walls | 9” thick brick walls both sides plastered |
| 9 | Type of Compound | Brick Masonry Walls |
| 10 | Year of Construction | 1977 (as per Occupancy Certificate) |
| 11 | Present age of building | 47 Years |
| 12 | Residual age of the building | 13 Years Subject to proper, preventive periodic maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 4th Floor is having 3 Flats |
| 14 | Methodology adopted | As per visual site inspection |

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| **B.** | **External Observation of the Building** | |
| 1 | Plaster | Normal Condition |
| 2 | Chajjas | Normal Condition |
| 3 | Plumbing | Normal Condition |
| 4 | Cracks on the external walls | Minor cracks found |
| 5 | Filling cracks on the external walls | Cracks filling found |
| 6 | Cracks on columns & beams | Minor cracks found |
| 7 | Vegetation | Not found |
| 8 | Leakages of water in the drainage pipes or water pipes | Not found |
| 9 | Dampness external in the wall due to leakages | Not found |
| 10 | Any other observation about the condition of external side of the building | 1. **At the time of site inspection, external condition of the building is normal, dampness not found on external walls, leakages are not found, Minor cracks are found with filling.** 2. **Structural Stability Report from licensed structural engineers not provided for our verification.** |
| **C** | **Internal Observation of the common areas of the building and captioned premises** | |
| 1 | Beams (Cracks & Leakages) | Minor cracks found |
| 2 | Columns (Cracks & Leakages) | Minor cracks found |
| 3 | Ceiling (Cracks & Leakages) | Minor cracks found |
| 4 | Leakages inside the property | Not found |
| 5 | Painting inside the property | Normal |
| 6 | Maintenance of staircase & cracks | Normal |

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| **D** | **Common Observation** | |
| 1 | Structural Audit of the Building Under Bye – Laws No. 77 of the Model Bye Laws (Co-Operative Societies Act / Rules) | As per bye Laws No. 77 of Co-Op. Societies bye Laws under the Act the society shall conduct a Structural Audit of the building of the society as follows |
| 2 | Remark | No Structural Audit Report is furnished for the perusal. |

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| **E** | **Conclusion** |
| The captioned building is having Ground + 4 Upper Floors which are constructed in year 1977 (as per Occupancy Certificate). Estimated future life under present circumstances is about 13 years subject to proper, preventive periodic maintenance & structural repairs.  The inspection dated 16.01.2024 reveals no structural damage or deterioration to the building. The building is well as the property is maintained in good condition & will stand future life subject to proper, preventive periodic maintenance & Good structural repairs.  Our Observations about the structure are given above.  The above assessment is based on visual inspection only. Separate structural audit from licensed structural engineers is advised to assess exact balance life of structure. | |

## Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Janaseva Sahakari Bank Empanelment No.: 36/ LOAN H.O./2016-17/232

**Actual Site Photographs**



 **Actual Site Photographs**